

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In re:)	Chapter 11 Case No. 20-10334 TPA
)	
JOSEPH MARTIN THOMAS,)	RELATED TO DOCUMENT NOS. 297 AND 293
Debtor.)	

In re:)	Chapter 11 Case No. 21-10118 TPA
)	
2374 VILLAGE COMMON DRIVE, LLC,)	RELATED TO DOCUMENT NOS. 31 AND 27
Debtor.)	

JOSEPH MARTIN THOMAS, and 2374)	
VILLAGE COMMON DRIVE, LLC,)	
Movants,)	DATE AND TIME OF HEARING:
)	March 25, 2021 @ 10:00 a.m.
vs.)	
)	RESPONSE DEADLINE:
WELLS FARGO BANK, NATIONAL)	March 24, 2021 @ 12:00 p.m. (Noon)
ASSOCIATION; UNITED STATES OF)	
AMERICA, SMALL BUSINESS)	
ADMINISTRATION; ERIE COUNTY TAX)	
CLAIM BUREAU; MILLCREEK TOWNSHIP)	
TAX COLLECTOR; UNITED STATES OF)	
AMERICA, INTERNAL REVENUE SERVICE;)	
COMMONWEALTH OF PENNSYLVANIA,)	
DEPARTMENT OF REVENUE; TIAA)	
COMMERCIAL FINANCE, INC.;)	
NORTHWEST SAVINGS BANK, now known as)	
NORTHWEST BANK; CORE ERIE MOB, L.P.;)	
and JOSEPH C. KRAMER,)	
Respondents.)	

CERTIFICATE OF SERVICE

I, the undersigned, certify that I served, or caused to be served, on the 12th day of March, 2021, a copy of the Joint Motion for Bidding Procedures and Notice and Order Setting Hearing on an Expedited Basis upon each of the following persons and parties in interest at the address shown on the attached list.

Respectfully submitted,

THE QUINN LAW FIRM

BY: /s/Michael P. Kruszewski
Michael P. Kruszewski, Esquire
PA Id. No. 91239
2222 West Grandview Boulevard
Erie, Pennsylvania 16506-4508
Telephone: 814-833-2222
Facsimile: 814-833-6753
E-Mail Address: mkruszewski@quinnfirm.com
Counsel for Debtors

Joseph Martin Thomas
Case No. 20-10334
Service List

The following parties received notification via the CM/ECF System:

Office of the United States Trustee; ustpreregion03.pi.ecf@usdoj.gov
Michael F.J. Romano, Esquire (TIAA Commercial Finance, Inc.); mromano@rgalegal.com
Norma Hildenbrand, Esquire (Office of the U.S. Trustee); Norma.L.Hildenbrand@usdoj.gov
Guy C. Fustine (Official Committee of Unsecured Creditors/Tri-State Pain Institute LLC); mwernick@kmgslaw.com
Salene R.M. Kraemer, Esquire (Wells Fargo Bank, N.A.) skraemer@bernsteinlaw.com
Lauren Michaels, Esquire (Pa. Dept. of Revenue) lmichaels@attorneygeneral.gov
Gary V. Skiba, Esquire (Tri-State Pain Institute LLC) gskiba@marshlaw.com
Mark G. Claypool, Esquire (Ally Bank) mclaypool@kmgslaw.com
Crystal H. Thornton-Illar (The Kada Gallery) cThornton-Illar@leechtishman.com
Brian Nicholas, Esquire (PNC Bank National Association) bnicholas@kmlawgroup.com
Ronald B. Roteman, Esquire (Kay B. and Steven E. Ribbing) roteman@stonecipherlaw.com

2374 Village Common Drive LLC
Case No. 21-10118
Service List

Office of the U.S. Trustee: ustpreregion03.pi.ecf@usdoj.gov
Norma Hildenbrand, Esquire, Office of the U.S. Trustee: Norma.L.Hildenbrand@usdoj.gov
Salene R.M. Kraemer, Esquire (Wells Fargo Bank, N.A.): skraemer@bernsteinlaw.com
Michael F.J. Romano, Esquire (TIAA Commercial Finance, Inc.): mromano@rgalegal.com

The following parties were served via E-Mail Transmission:

Office of the U.S. Trustee: ustpreregion03.pi.ecf@usdoj.gov
Norma Hildenbrand, Esquire, Office of the U.S. Trustee: Norma.L.Hildenbrand@usdoj.gov
Salene R.M. Kraemer, Esquire (Wells Fargo Bank, N.A.): skraemer@bernsteinlaw.com
Michael F.J. Romano, Esquire (TIAA Commercial Finance, Inc.): mromano@rgalegal.com
Anthony Arroyo, Esquire (U.S. Small Business Administration): anthony.arroyo@sba.gov
Steve Letzelter, Erie County Tax Claim Bureau: sletzelter@eriecountypa.gov
Guy C. Fustine (Official Committee of Unsecured Creditors/Tri-State Pain Institute LLC); gufustine@kmgslaw.com
Gary V. Skiba, Esquire (gTri-State Pain Institute LLC) gskiba@marshlaw.com
Jill Locnikar, Esquire (Service on behalf of the United States of America, Internal Revenue Service and United States of America, Small Business Administration): jill.locnikar@usdoj.gov
Lauren Michaels, Esquire (Pa. Dept. of Revenue) lmichaels@attorneygeneral.gov
Millcreek Township Tax Collector: MillcreekTax@earthlink.net

The following interested parties and *Respondents* were served via First Class Mail, Postage Pre-Paid:

Office of the United States Trustee Liberty Center 1001 Liberty Avenue, Suite 970 Pittsburgh, PA 15222	Wells Fargo Bank, N.A. c/of Steven Treadway 1620 Roseville Parkway, 1st Floor Suite 100, MAC AI792-018 Roseville, CA 95661
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Wells Fargo Bank, National Association 4101 Wiseman Blvd. Building 307 San Antonio, TX 78251	Salene Mazur Kraemer, Esquire Bernstein-Burkley PC 707 Grant Street, Suite 2200 Gulf Tower Pittsburgh, PA 15219
United States of America Small Business Administration 660 American Avenue, Suite 301 King of Prussia, PA 19406	Anthony K. Arroyo, Esquire District Counsel, Small Business Administration 660 American Avenue Suite 301 King of Prussia, PA 19406
Tami Perriello, Acting SBA Administrator U.S. Small Business Administration 409 Third Street SW Washington, DC 20024	Major Clark, Acting Chief Counsel U.S. Small Business Administration 409 Third Street SW Washington, DC 20024
Peggy Delinois Hamilton, General Counsel Office of General Counsel U.S. Small Business Administration 409 Third Street SW Washington, DC 20024	Nina Levine Deputy General Counsel U.S. Small Business Administration 409 Third Street SW Washington, DC 20024
Attorney General of the United States U.S. Dept. of Justice 950 Pennsylvania Avenue, NW Washington, D.C. 20530	United States Attorney's Office Western District of Pennsylvania ATTENTION: Civil Process Clerk Joseph F. Weis, Jr. U.S. Courthouse 700 Grant Street Suite 4000 Pittsburgh, PA 15219
United States Attorney's Office Western District of Pennsylvania ATTENTION: Civil Process Clerk 17 South Park Road, Suite A330 Erie, PA 16501	Stephen R. Kaufman, Esquire Acting U.S. Attorney for the Western District of PA Joseph F. Weis, Jr. U.S. Courthouse 700 Grant Street, Suite 4000 Pittsburgh, PA 15219
Internal Revenue Service ATTENTION: Centralized Insolvency Operations P.O. Box 7346 Philadelphia, PA 19101-7346	Internal Revenue Service 1000 Liberty Avenue Stop 711B Pittsburgh, PA 15222-3714
United States Internal Revenue Service Special Procedures Division P.O. Box 628 Bankruptcy Section Pittsburgh, PA 15230	Jill L. Locnikar, Esquire U.S. Attorney's Office 700 Grant Street, Suite 4000 Pittsburgh, PA 15219
Pa. Dept. of Revenue Bankruptcy Division P.O. Box 280946 Harrisburg, PA 17128-0946	Pa. Dept. of Revenue 4th & Walnut Street Harrisburg, PA 17128

Attorney General of Pennsylvania Western Regional Office 1251 Waterfront Place Mezzanine Level Pittsburgh, PA 15222	Erie County Tax Claim Bureau Erie County Courthouse 140 West Sixth Street, Room 110 Erie, PA 16501
Millcreek Township Tax Collector 3608 West 26th Street Erie, PA 16506	Coldwell Banker Select, REALTORS ATTENTION: Mark Hutchison and William Bucceri 2601 West 26th Street Erie, PA 16506
Core Erie MOB, L.P. 1515 Lake Shore Drive Suite 225 Columbus, OH 43204	Northwest Savings Bank, now Northwest Bank 100 Liberty Street Drawer 128 Warren, PA 16365-0128
Joseph C. Kramer P.O. Box 8263 Erie, PA 16505	Sherry Bauer Sherry Bauer Real Estate Services 1315 Peninsula Drive Erie, PA 16505
TIAA Commercial Finance, Inc. 390 S. Woods Mill Road, Suite 300 Chesterfield, MO 63017	Michael F.J. Romana, Esquire Ramano, Garubo, & Argentieri P.O. Box 456 52 Newton Avenue Woodbury, NJ 08096

The following members of the *20 Largest Unsecured Creditors* have been served via First Class Mail, Postage Pre-Paid:

Joseph Martin Thomas

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20 Largest Unsecured Creditors:

Barclay Card Card Services P.O. Box 13337 Philadelphia, PA 19101-3337	Brian S. Clark Beth Clark 10479 Route 19 Waterford, PA 16441
Candor Surgical Management, Inc. 1180 Adams Lane Southlake, TX 76092	Darin Williamson 22370 Britton Road Spartansburg, PA 16434
Ernest Guichard 9 Church Street Charlotte Villa 2, Apt. 503 Sinclairville, NY 14782	Frederick J. Marchinetti, II 11538 Route 19 Waterford, PA 16441
Harold Hewitt, Esquire 5935 Shady Hollow Drive Erie, PA 16506	Internal Revenue Service ATTN: Centralized Insolvency Operations P.O. Box 7346 Philadelphia, PA 19101-7346

Kelly S. Buck Scott A. Buck 3101 Broadlawn Drive Erie, PA 16506	Lester Spencer Chris Spencer 337 East 21st Street Erie, PA 16503
MacDonald Illig 100 State Street Suite 700 Erie, PA 16507	Marjorie A. Weidner 20323 State Highway 89 Spartansburg, PA 16434
Pa. Dept. of Revenue Dept. 280946 Harrisburg, PA 17128-0946	Rita Jennings George Jennings 5524 West 52nd Street Fairview, PA 16415
Sharon L. Kulig Steven B. Kulig 274 Creek Road Jamestown, NY 14701-9526	Anthony K. Arroyo, Esquire Small Business Administration an agency of the U.S. Government 660 American Avenue, Suite 301 King of Prussia, PA 19406
Steven Kinross Kathy Kinross 507 Sanford Place Erie, PA 16511	TIAA Commercial Finance, Inc. 390 S. Woods Mill Road Suite 300 Chesterfield, MO 63017
Wells Fargo Bank, N.A. 4101 Wiseman Blvd. Building 307 San Antonio, TX 78251	Widget Federal Credit Union 2154 East Lake Road Erie, PA 16511

2374 Village Common Drive LLC

Case No. 21-10118

20 Largest Unsecured Creditors (The Debtor has less than twenty (20) unsecured creditors.)

Anthony K. Arroyo, Esquire Small Business Administration an agency of the U.S. Government 660 American Avenue, Suite 301 King of Prussia, PA 19406	
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